

CAPSULE SUMMARY

AA-511

Elizabeth G. Caldwell House

167 Green Street

Annapolis, Maryland

Between 1832 and 1844

Private

The building at 167 Green Street was constructed between 1832 and 1844 as a single-family dwelling for Elizabeth G. Caldwell, while she was leasing the property from Dennis Claude, Jr. The property was initially improved between 1785 and 1788 by William Sefton, who conveyed his lease agreement and modest two-story dwelling to Charlotte Small. The widowed Small, a midwife, was a follower of Bishop Francis Asbury, who was one of the first two bishops of the Methodist Episcopal Church in the United States. The Sefton-Small House was relocated to 169 Green Street (AA-513) between 1885 and 1891. The Caldwell House was first used as a boarding house by Julia Tisdale in the first decades of the twentieth century, and was ultimately renovated to provide four apartments circa 1942 by city inspector, Clarence Edward Fouche.

The three-and-a-half-story building, extending three bays wide and two bays deep, is constructed of wood frame clad in square-butt wood shingles. The main block of the structure is set on a solid brick foundation, while the rear addition sits on a hollow-tiled foundation that has been parged. The side-gabled roof is clad in standing-seam metal. The cornice of the main roof is no longer discernable because of the location of the three-story porch. The cornice is raked along the gable ends and boxed with a narrow ogee profile on the northwest elevation. Two front-gabled dormers project from the southeast slope of the roof, while a single dormer pierces the northwest slope. The dormers, finished with flat-seamed metal on the cheeks, have 6/6 wood-sash windows framed by paneled square-edged surrounds and ogee molded cornice with an open tympanum. Paired interior-side brick chimneys rise from the southwest elevation. The cap of the chimney on the southern slope of the roof has been reconstructed. The full-width three-story porch was added to the building sometime after 1959, subsequently obscuring the ornamental fenestration of the façade.

7. Description

Inventory No. AA-511

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The three-and-a-half-story building at 167 Green Street was constructed between circa 1832 and 1844 as a single-family dwelling, but is now used as apartments. According to the first Sanborn Fire Insurance maps produced for the City of Annapolis in 1885, the wood-frame structure stood two stories in height with full-width front and rear porches. More detailed maps produced in 1891 and 1897 indicate the structure was actually two-and-a-half stories on a raised basement. By April 1903, the building was shown on maps as three stories with a full-width one-story porch on the façade and two-story porch on the northwest (rear) elevation. Between 1908 and 1913, the rear porch was replaced by a three-story addition on the north corner of the structure. A one-story porch was added to the western side of the rear elevation. This porch was raised to two stories by 1921. In 1926, a full-width three-story addition set on a fully exposed hollow-tiled foundation was constructed on the rear elevation. Because of the existing property lines between 167 Green Street and the adjacent house at 169 Green Street (AA-513), the northeast elevation of the rear addition was angled to the west. A three-story porch was constructed on the northwest side of the addition. The single-family dwelling was rehabilitated for use as apartments circa 1942. Sometime after March 1959, the one-story porch on the façade was replaced by the present full-width three-story porch.

The three-and-a-half-story building, extending three bays wide and two bays deep, is constructed of wood frame clad in square-butt wood shingles. The main block of the structure is set on a solid brick foundation, while the rear addition sits on a hollow-tiled foundation that has been parged. The side-gabled roof is clad in standing-seam metal. The cornice of the main roof is no longer discernable because of the location of the three-story porch. The cornice is raked along the gable ends and boxed with a narrow ogee profile on the northwest elevation. Two front-gabled dormers project from the southeast slope of the roof, while a single dormer pierces the northwest slope. The dormers, finished with flat-seamed metal on the cheeks, have 6/6 wood-sash windows framed by paneled square-edged surrounds and ogee molded cornice with an open tympanum. Paired interior-side brick chimneys rise from the southwest elevation. The cap of the chimney on the southern slope of the roof has been reconstructed.

The full-width three-story porch was added to the building sometime after 1959, subsequently obscuring the ornamental fenestration of the façade. The porch is supported on all three stories by slightly tapered Tuscan columns and a recessed soffitt with panels. The bases of the columns on the first story, original set on the brick paving that covers the front yard, have been cut and set on concrete plinths. The second and third stories of the porch are edged by a short balustrade with square balusters and have been screened. A boxed wood cornice with an ogee profile and bed molding runs along the standing-seam metal shed roof of the porch. Ogee molding adorns the entablatures of the first and second stories of the porch.

Exterior

The façade, facing southeast on Green Street, is marked on each of the three stories by a side-entry door and two single window openings. On the first story, the single-leaf entry, accessible by a granite step, holds a replacement wood door with four panels and two fixed lights. It is framed by a two-inch square-edged surround and flat lintel. The standard-sized window openings to the south have 6/6 wood-sash windows with operable louvered wood shutters. The second story is pierced by a single-leaf opening and two elongated 6/6 windows. The replacement wood door with four panels and two lights is topped by a two-light transom. It has a three-inch square-edged surround and flat lintel. The window openings on the façade have three-inch square-edged surrounds with wide exterior torus molding. The third story has a replacement wood door with six panels. The entry is framed by a five-inch square-edged surround with torus molding and flat lintel. The standard-sized window openings have 6/6 wood-sash with square-edged surrounds and interior beading. All of the window openings have projecting ogee-molded lintel caps that meet the upper story of the porch.

The northeast elevation is symmetrically pierced by standard-sized window openings on all three stories. A single-leaf entry opening is located in the northernmost bay of the first story. The opening has a wood door with three panels and four fixed lights. It is framed by a three-inch square-edged surround with a flat lintel. The first, second, and third stories have two single 6/6 window openings, each with square-edged surrounds with wide exterior torus molding. The gable end of the northeast elevation has two single 6/6 windows with square-edged surrounds and torus molding. The window openings all have hinges for operable shutters. The foundation is pierced by a window opening that has been covered by a shed-roofed box of wood.

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Only part of the northernmost bay of the northwest elevation of the main block is visible because of the application of the three-story addition in 1926. The addition is constructed of wood frame clad in square-butt wood shingles and is set on a hollow tile English basement that is parged. The basement has paired 2/2 metal-sash windows. A single-leaf entry is framed by a single 2/2 metal-sash window in the western bays. The openings have narrow square-edged surrounds with wide exterior torus molding. The second and third stories are pierced by single 2/2 metal-sash window openings flanking a single-leaf entry opening that is sheltered by a metal storm door. The three-inch surrounds are square-edged with wide exterior torus molding and wood sills. The raised two-story porch, reached by a straight-flight of wood stairs, provides access to the second and third stories of the addition. It is covered by a shed roof clad in standing-seam metal. The porch is framed by 2"x 4" flat balusters with square posts. A side-entry straight-flight stair extends from the second story to the third story.

The southwest elevation of the main block is pierced in the gable end by two 6/6 wood-sash windows with square-edged surrounds and beaded back bands. A small 3/3 window is located on the first story of the main block, in the westernmost bay. It has a three-inch square-edged surround and wood sill.

The interior of the building, now providing five apartments, was not accessible at the time of the survey.

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates circa 1834-1844; circa 1842 **Architect/Builder** Unknown

Construction dates circa 1834-1844; circa 1942

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The three-and-a-half-story building at 167 Green Street was constructed between circa 1832 and 1844 as a single-family dwelling for Elizabeth G. Caldwell, while she was leasing the property from Dennis Claude, Jr. The property was initially improved between 1785 and 1788 by William Sefton, who conveyed his lease agreement and modest two-story dwelling to Charlotte Small. The widowed Small, a midwife, was a follower of Bishop Francis Asbury, who was one of the first two bishops of the Methodist Episcopal Church in the United States. The Sefton-Small House was relocated to 169 Green Street (AA-513) between 1885 and 1891. The Caldwell House was first used as a boarding house by Julia Tisdale in the first decades of the twentieth century, and was ultimately renovated to provide four apartments circa 1942 by city inspector, Clarence Edward Fouche.

HISTORY

LOT 26

The property on which 167 Green Street, as well as 169 Green Street (AA-513), stands was historically part of Lot 26, which extended from Duke of Gloucester Street southeasterly mid-block along Green Street. James Stoddert resurveyed the lot in 1718 for Amos Garrett, who was believed to have been "the most prominent and by far the most successful" merchant in Annapolis from the first decade of the eighteenth century until his death in 1727.¹ Garrett, who served as the first mayor of Annapolis, apparently made his fortune lending money at interest and dealing with imported goods.² Following Garrett's death, his heirs sold Lot 26 to Dr. Charles Carroll.³ By 1737, Carroll had purchased the adjoining lots designated as 25, 28, 29, 30, and 32. He also owned other non-contiguous property throughout Annapolis.

Dr. Charles Carroll, born in Ireland about 1691, is believed to have arrived in Maryland in 1715. Soon after his arrival, Carroll began to practice medicine, documented by his 1716 account books, although he did not have a medical degree. As explained by Norman K. Risjord in *Builders of Annapolis: Enterprise and Politics in a Colonial Capital*, Carroll's "fee was 100 pounds of tobacco, or a multiple of that for some extraordinary service. The medicines he prescribed evidently were included in the fee. He also seems to have functioned as a pharmacist, selling drugs on a retail basis. The account book indicates that he purchased his medicines from an agent in London."⁴

¹ Edward Papenfuse, *In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1763-1805*, (Baltimore, Maryland: The Johns Hopkins University Press, 1975), p. 13. Papenfuse places Garrett's death in 1728; however, his grave marker at St. Anne's Church indicates his death date was March 8, 1727.

² Despite the financial success he enjoyed throughout his lifetime, Garrett's body was arrested for debt after his death in 1727, and kept for seven days as was allowed by English Common Law. Elihu Riley, *The Ancient City: History of Annapolis in Maryland, 1649-1887*, (Annapolis, Maryland: Record Printing Office, 1887), p. 76.

³ Provincial Court Records, Liber RD 2, Folio 311 and Liber RD 3, Folio 76.

⁴ Norman K. Risjord, *Builders of Annapolis: Enterprise and Politics in a Colonial Capital*. (Baltimore, Maryland: Maryland

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Despite the need for educated chirurgeon, or surgeons as they became know, Dr. Carroll's 1719 account books indicate he had nearly abandoned the medical practice in favor of commerce, agriculture (tobacco), iron manufacturing, and shipbuilding. He also began to acquire and sell vast acres of land, particularly in western Maryland. "He eventually held patents to ninety-six tracts totaling 31,529 acres for an average of 352 acres per holding. Of these, Carroll sold fifty-seven tracts containing 22,781 acres, at a profit margin that frequently reached 400 per cent."⁵ This great wealth appears not to have helped Carroll in his pursuit of Dorothy Blake, the daughter of Charles Blake of Queen Anne's County on the Eastern Shore of Maryland.⁶ A 1955 information sheet compiled by Historic Annapolis, Inc., recounts that "Mr. Blake said that he did not know enough about the young suitor, also that he did not like Annapolis, and therefore Annapolitans. But Carroll assured him [Blake] that he owned land and Negroes, and had already begun building a house. Carroll then said that he was not trying to marry money, but Blake somehow let it be known that he planned to give his daughter fifty pounds sterling, for ten years.... At all events, Blake finally consented, and so the two were married, during 1723...."⁷ A second undated information sheet archived at Historic Annapolis notes the Carrolls were married in 1719. The Carrolls were living in Annapolis by early 1724, presumably residing in the dwelling at the corner of Main and Conduit streets. The construction date of the prominent Annapolis townhouse is tied not only to its construction technology and materials, but also to the birth of Dr. Carroll's first child in the dwelling. Charles Carroll (the Barrister) was born on March 22, 1724; the year after his father had purchased the property on Main Street. Known as the Charles Carroll the Barrister House (AA-671), the dwelling on Main Street at Conduit Street had been sold by Dr. Carroll in 1746 to Nicholas Maccubbin his son-in-law. Historic records document that Maccubbin resided in the house until his death in 1784.⁸ Dr. Carroll appears to have relocated to a newly constructed brick house on Lots 29 and 30, at what is presently the site of 188 Green Street (AA-1289).

In 1752, Dr. Carroll announced the opening of a street to the dock at Main Street from Duke of Gloucester Street. The naming of Green Street has been said by local historians to have been an interpretation of the word "Gratis," meaning without charge or payment. The word was noted at the bottom of publisher Jonas Green's own copy of the *Maryland Gazette*, apparently in Dr. Carroll's own hand.⁹ The declaration was advertised in the *Maryland Gazette* on February 20, 1752:

Dr. Charles Carroll, having made a Street way, from the Head of Nicholson's dock, opposite to the Market House in the City of Annapolis, from the end of Church Street at the Waterside, through his Lots, to Duke of Gloucester Street, for the reasonable convenience of others as well as his own, by the name of Green Street;

This is to give notice, that the said Carroll hath several very convenient Lots, fronting on both sides of the said Green Street, some fronting on that and Church Street, or the Cove, and others fronting on Duke of Gloucester Street and said Green Street, very conveniently situated for good Air, and Prospect, and Building or carrying on any Trade or Business; which Lots he will sell, or lease at very reasonable Rates, for Lives, or an Term of Years. Any Persons inclinable to buy or lease, may apply to said Carroll at his house in Annapolis, and know further. C. Carroll.¹⁰

Historical Society, 1997), p. 63.

⁵ Risjord, p. 64.

⁶ Risjord indicates Carroll's wife was named Mary Blake, p. 61.

⁷ Historic Annapolis, Inc., "The Carroll the Barrister House, Annapolis," Information Sheet, Fourth Annapolis Open House, April 13-15, 1955. Archived in the vertical property files of Historic Annapolis.

⁸ The Charles Carroll the Barrister House, which its namesake never owned, was moved to the campus of St. John's College on October 3-4, 1955, saving it from demolition.

⁹ Historic Annapolis Foundation Vertical Files, "Green Street."

¹⁰ *Maryland Gazette*, February 20, 1752.

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Although Green Street was commonly used by residents and visitors as a conduit to the wharves and Market Space from Duke of Gloucester Street, Dr. Carroll was unable to successfully sell or lease the lots flanking the street. The northwest side of Green Street was leased by Carroll for 21 years to Thomas Williamson in 1745. With no permanent structure constructed on the property, the lease was terminated by Williamson in 1759, seven years shy of the terms of the lease.

Following the September 1755 death of Dr. Carroll, the property was devised to his eldest son, Charles Carroll the Barrister. The younger Carroll was educated in Europe, attending a preparatory school in Portugal, and Eton and Cambridge University in England. He studied at the Middle Temple Law Courts of London before returning to Annapolis in 1755, just months prior to the death of his father. As the only surviving son, Carroll inherited vast wealth. Charles Carroll differentiated himself from the many other Charles Carrolls by 1766, writing in a correspondence "there are so many of my name in this town that some particular description is necessary to prevent mistakes. Please, therefore, to direct to me [as] Counsellor Barrister at Law; when you write to my correspondents, be pleased to mention me with that addition."¹¹ Thus, he became known as Charles Carroll the Barrister. During his career, Carroll the Barrister was the member of a number of patriotic bodies, including the Councils of Safety, the Committee of Safety, the Committee of Observation, and the Committee of Correspondence. He served as president of the Maryland Convention, which met in May 1776. The Barrister was the principal writer of the Declaration of Delegates of Maryland, originally scheduled for action on July 3, 1776, but adopted on July 6, 1776, two days after the Continental Congress agreed on the Declaration of Independence. The text of Carroll's declaration makes up the first forty-five articles of the Maryland Constitution, which he also helped draft. Carroll and his wife, Margaret Tilghman, had twins who died in infancy. He was charged in the 1783 Tax Lists for six lots in Annapolis, totaling six acres with a value of £1,329.0.0.

In 1783, Charles Carroll the Barrister bequeathed his land holdings, which included the property on Green Street, to his nephews, Nicholas Maccubbin, Jr., and James Maccubbin, provided they change their names to Carroll. The *Maryland Gazette* documented the name change from Maccubbin to Carroll on June 5, 1783, following an official Act of Assembly in April 1783. Nicholas Maccubbin, the father of Nicholas, Jr. and James, was a prominent Annapolis merchant and sheriff. He was married to Mary Claire Carroll, the daughter of Dr. Charles Carroll.

Lot 26, together with the surrounding lots fronting Green Street, was bequeathed to Nicholas Maccubbin Carroll, who began to advertise the land for lease after 1783. Maccubbin Carroll had subdivided the lots along Green Street, save Lots 29 and 30 where he resided with his family.¹² Denoted as "Area F," the properties at 167 Green Street and 169 Green Street were leased to William Sefton for 99 years. Sefton was to pay £13.6.8 annually for the lot, £8.17.10 was paid to Maccubbin Carroll and £4.8.10 to Margaret Carroll (wife of Charles Carroll the Barrister) for life. The property measured 40 feet along the north side of Green Street, extending 158 feet from the corner of Duke of Gloucester Street. On the northwest side, the property abutted Lot 27, the present site of the Noah A. Hillman Parking Garage. Sefton agreed to build a two-story brick, stone, or frame dwelling of approximately 500 square feet within three years of the lease agreement and pay all related taxes.

Based on a subsequent deed dated May 7, 1785, and finalized in January 1788, the leased property appears to have been improved by William Sefton. The modest two-story structure was constructed of wood frame and covered by a side-gabled roof. The building was located at the rear of the property, set substantially back from Green Street. Soon after completing the building, Sefton conveyed the

¹¹ Historic Annapolis, Inc. vertical property files.

¹² Edward Papenfuss and Jane McWilliams, "Southern Urban Society after the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historical Annapolis Foundation, 1969, Parcel 35, Section III, p. 610.

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lease agreement for £90 to Charlotte Small. The deed stated "...together with the improvements he hath since made on the said portion or parcel of ground the said Charlotte Small undertaking to pay thereon yearly...."¹³

Charlotte Small, also referred to as Catherine Small in some of the documentation, was born in England in 1729. The widowed Small served as a midwife for many of Annapolis's residents in the latter part of the eighteenth century, specifically during the years of the American Revolution (1775-1783). Small was listed in the 1790 census as the head of household, living with one "free white male of 16 years and upward," and one "free white male under 16 years." Research collected by the current property owner, Charles Weikel, from the archives of the Calvary United Methodist Church in Annapolis, documents that Small shared her house on Green Street with Margaret Peacock at the time of her death in 1793.

Small, referred to as Sister Small because of her association with the Methodist church, was a follower of Francis Asbury (1745-1816), who was one of the first two bishops of the Methodist Episcopal Church in the United States. Born in England, Asbury remained in America following the Revolution, the only Methodist minister to do so. In 1784, he was named co-superintendent of the work in America, which marked the beginning of the Methodist Episcopal Church. Asbury preached in all sorts of places: courthouses, public houses, tobacco houses, fields, public squares, wherever a crowd assembled to hear him. For the remainder of his life, he rode an average of 6,000 miles each year, preaching virtually every day and conducting meetings and conferences. Under his direction the church grew from 1,200 to 214,000 members and 700 ordained preachers.¹⁴ Allegedly, during a visit to the City of Annapolis on July 14, 1777, Asbury held a "Methodist class in the home of Sister Small."¹⁵ Asbury was assiduous about keeping a journal, writing on September 26, 1777, "My heart was warm in preaching at Catherine Small's, though the congregation seemed dull."¹⁶

In the Last Will and Testament of Charlotte Small, written on October 13, 1793 and probated on November 11, 1793, she bequeathed her home on Green Street, which included a "preacher's room," to Bishop Asbury.

The inventory of Charlotte Small's personal property at the time of her death thoroughly documents the interior furnishings of her home:

- Three beds
- Three bed quilts
- Four pairs of English blankets
- Seven pairs of sheets with bolsters and pillows
- Desk
- Two Mahogany tables
- Six silver tablespoons
- Six silver teaspoons
- Two arm chairs with leather bottoms
- Two Windsor chairs
- One pair of andirons
- One pair of tongs and shovel

¹³ Land Records of Anne Arundel County, Liber NH 3, Folio 171 (January 5, 1788).

¹⁴ http://en.wikipedia.org/wiki/Francis_Asbury. Downloaded May 5, 2006.

¹⁵ Letter from Isabel S. Cunningham, Archives Committee, Calvary United Methodist Church in Annapolis, to Charles Weikel. January 5, 2005. Letter in the possession of Charles Weikel, 169 Green Street, Annapolis, Maryland.

¹⁶ Letter from Isabel S. Cunningham to Charles Weikel. January 5, 2005.

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Skillet
Two pots
Frying pan
Two fire fenders
Six stone jars
Two carpets
Tea kettle
Looking glass in frame in Preacher's room
Bible
Money due from George Haggerty of Baltimore¹⁷

Possibly unable to accept such a gift, Bishop Asbury does not seem to have retained ownership of the lease agreement and the improvement constructed on the property by Sefton. This thesis is based solely on the Federal Direct Tax of 1798, which charged Joseph Wyatt, the husband of Margaret Peacock, with a two-story frame house and outhouse, valued collectively at \$200, on Green Street. Maccubbin Carroll still retained ownership of 167-169 Green Street during the term of the lease agreement. A prominent land owner and merchant, Nicholas Maccubbin Carroll was charged for ten dwellings throughout the City of Annapolis, collectively valued in the 1798 Federal Direct Tax at \$1,280. He was also charged for ten dwellings on Main Street, valued in total at \$2,048.

Upon Nicholas Maccubbin Carroll's death on May 22, 1812, all of his land holdings were equally devised amongst his wife, Ann Jennings Carroll, and his five children. Because two of the children, Thomas H. and John Henry Carroll were under age, and Ann Jennings Carroll was to receive dowager rights, the division of the property was referred to the Chancery Courts, with William Kilty acting as chancellor. Further, Margaret Carroll, the widow of Charles Carroll the Barrister, "held a life estate in one undivided third part of all said real estate." Under Chancery Court #1213, Kilty "order partition into five part of the real estate of Nicholas Carroll, deceased, lying and being in Anne Arundel, Baltimore, and Kent Counties." John Eager Howard, Samuel Owings, Robert Lyon, Brice J. Worthington, and John Brice were appointed commissioners to examine and divide the property. John Brice was unable to fulfill the commitment as it was "inconvenient." On December 1, 1812, the Chancery Court appointed Christopher Hughes to replace him. Nicholas Brice was appointed guardian of the "infants" Thomas H. Carroll and John H. Carroll by Kilty on July 16, 1812.¹⁸

The division of property included The Caves and Stanton in Baltimore County, Clonlisk and The Woodlands in Kent County, thirty lots in Baltimore County, land at Elk Ridge Landing, The Plains in Anne Arundel County, and various lots with improvements in the City of Annapolis. The entire estate was valued in 1812 at \$44,406.74, after deductions. William Kilty decreed on May 6, 1815 that Ann Carroll Mason and her husband William Temple Thompson Mason of Leesburg, Virginia, were to receive title to The Plains and four-and-a-half lots in Baltimore County, as well as "all the lands, houses, lots, ground rent, and part of a wharf in the City of Annapolis." With a value of \$2,000, the land in the City of Annapolis included "a dwelling house and outhouses, and part of a wharf and garden on the East side of Green Street." Additionally, the Masons received "the house rented to Taylor and all the ground from the garden east of Green Street to the [unreadable] leading to Charles Carroll," which was valued at \$4,000. The ground rents, noted as £68.3.4 a year, were valued at \$1,800. The house on Main Street that was rented to William Goodman was valued at \$600. The two houses rented to Curran, one of which he occupied and the other on Main Street, were valued at \$300 and \$800, respectively.¹⁹

¹⁷ Copy of Inventory in possession of Charles Weikel, current property owner of 169 Green Street.

¹⁸ Chancery Court, Chancery Papers #1213, "Division of Nicholas Carroll Estate," July 1812 (Maryland State Archives, Folder 1213, MSA S512, 1/36/1).

¹⁹ Chancery Court, Chancery Papers #1213, "Division of Nicholas Carroll Estate," July 1812 (Maryland State Archives, Folder 1213, MSA S512, 1/36/1).

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Building History

Although William T.T. Mason had obtained title to the property at 167-169 Green Street in 1815, he did not immediately sell it, as was his custom on Green Street. Occupancy of the Sefton-Small House during the period between 1798 and 1831 has not been determined, although it is presumed to have been used as rental property by Mason, who was then living in Montgomery County, Maryland. On June 27, 1831, Mason sold 167-169 Green Street to Dennis Claude, Jr. Born about 1803, Claude is listed in the 1850 as a farmer with real estate valued at \$10,000. Claude was married to Elizabeth Green Cotton of Baltimore, with whom he had eight children. He also owned 99 Main Street (AA-535), 196 Green Street (AA-523), and what is now 194 Green Street (AA-522). Although not definitive, it appears based on the value of Claude's real estate holdings, as well as the size of his large family, that the modest dwellings at 167-169 Green Street were used as rental property rather than Dennis Claude's home. This is supported by a circa 1832 lease agreement executed by Dennis Claude, Jr. for Elizabeth G. Caldwell. The 99-year lease, which was renewable forever with an annual rent of \$18, was for property on Green Street. Caldwell was granted the opportunity at anytime during the tenure of the lease to purchase the property for \$250. Claude did maintain ownership until his death in 1864, when Caldwell was named as administratrix. She transferred title of the property to David S. Caldwell on June 28, 1864. As agreed by the circa 1832 lease, David Caldwell paid \$250 for the property.

The modest dwelling constructed between 1784 and 1788 by William Sefton that served as the home of Charlotte Small was located at the very rear of the property, which stretched from Green Street to Lot 27. This allowed for the construction of a more substantial single-family dwelling on the property, fronting directly on Green Street. The 1844 *Coast and Geodetic Survey* does imply more than one building existed along this portion of Green Street, in addition to the 1787 dwelling constructed by Joseph Eastman that is unmistakably noted on the property now designated as 161-163 Green Street (AA-1607). The *Bird's Eye View of Annapolis*, by Edward Sachse circa 1858, clearly shows an imposing three-story dwelling on a raised basement (obscured by the roof of the building on the southeast side of Green Street) existed on the property. Behind this structure, which is covered by a side-gabled roof, are chimney stacks that presumably belong to the Sefton-Small House. Thus, the building at 167 Green Street was constructed between circa 1832, when Claude leased the property to Caldwell, and 1844, when it is depicted on the *Coast and Geodetic Survey*.

One day after obtaining ownership of the property in 1864, Caldwell sold it to Juliet Murdock. The deed indicated the property was part of Lot 26 and included improvements. The purchase price, which was \$3,750, suggests the present building designated as 167 Green Street existed on the property at the time of the sale. Juliet Murdock lived in the dwelling with her daughter, Margaret A. Dexter. Charles H. Dexter, a green grocer from Washington, D.C. who served as a second lieutenant with the 1st Maryland Light Artillery in the Civil War, was listed as the head of household. The Dexters had four children, three sons and a daughter. William Dexter, Charles's brother who was a bookkeeper, and his wife, Maggie A. Dexter, also lived on the property, according to the 1880 census records. The census records and the *Sanborn Fire Insurance* maps indicate that Charles Dexter lived with his family in the dwelling at 167 Green Street, while William Dexter occupied 169 Green Street.

The *G.M. Hopkins' Map of the City of Annapolis* in 1878 and the *Sanborn Fire Insurance* maps for 1885 illustrate that the Sefton-Small House was located directly behind 167 Green Street. By 1891, as documented by the *Sanborn Fire Insurance* maps, the building was moved 25 feet to the northeast to its present location at 169 Green Street (see AA-513). Despite the relocation, the structure was retained by Charles Dexter, who purchased the property from his mother-in-law in December 1885.

The tax assessment for 1886 document the property, which measured 40 feet by 132 feet, had "a frame house (#24) and improvements." It was valued at \$2,300. By 1892, the dwelling and new greenhouse at the rear of the property where the Sefton-Small House was originally located was assessed at just \$350. The greenhouse remained on the property until the middle part of the twentieth century.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-511

Elizabeth G. Caldwell House, 167 Green Street, Annapolis, Maryland
Continuation Sheet

Number 8 Page 7

In October 1902, Margaret and Charles Dexter sold the property at 167 Green Street to Julia M. Tisdale for \$2,800. The deed stated the property was improved by a "three story and attic frame house." They retained ownership of the Sefton-Small House at 169 Green Street, which had been enlarged following its relocation. The census and deed records show that the widowed Margaret Dexter lived in the modest late-eighteenth-century dwelling until 1925.

Julia (Merrick) Tisdale was the widow of Ryland Tisdale, who was a lieutenant in the United States Navy. Following her husband's death in Brooklyn, New York, she returned to the City of Annapolis. The census for 1910 documents that Tisdale lived at 167 Green Street with her six children. She supplemented her income by operating the large dwelling in which she resided as a boarding house. In 1926, Tisdale sold 167 Green Street to Raymond L. Moss and William Martin Brady, who were real estate investors. Within months of purchasing the property, Moss and Brady received a three-foot alley right-of-way from Amos A. and Eleanor E.H. Henry, who lived at 169 Green Street. This presumably allowed direct access to the rear of the property from Green Street; and, provided a private entrance on the northwest elevation to the apartment on the upper stories.

By 1929, Raymond Moss had obtained full ownership of the property. The city directory for that year shows T.G. Bower and B.F. Treat lived in the dwelling, suggesting Tisdale's use of the single-family dwelling as a boarding house had resulted in the conversion of the structure into multi-family housing by the late 1920s. This supposition is further supported by the 1930 census which shows John Bennett and his family lived in the dwelling, which was also occupied by property owner Raymond Moss. Both Bennett, who was noted as renting the property, and the retired Moss were listed as heads of household.

Upon the death of Moss in 1942, Eugene P. Childs was appointed trustee to sell the real estate holdings. Moss had mortgaged the property to Inez Moss in 1929, and appears not to have fulfilled the agreement. Childs sold the property to Clarence E. and Ella N. Fouche for \$6,000, the exact dollar amount of the mortgage held by Inez Moss. Months later, the Fouches purchased 169 Green Street, once again joining the two dwellings under the same ownership. Clarence Edward Fouche, born in 1885, was a plumber and then served as city inspector. Between circa 1832 and 1844, Fouche converted the single-family dwelling constructed for Elizabeth Caldwell to an apartment building. The city directory for 1949 documents the conversion of the structure into four apartments. The building at 169 Green Street was also used as rental property.

By 1959, following the death of her husband, Ella Fouche had full ownership of the income-producing properties on Green Street. Sometime after March 1959, the one-story porch on the façade was replaced by the present full-width three-story porch. Fouche retained ownership until December 7, 1965, selling to Luciene R. Pfefferkorn. In June 1966, Pfefferkorn sold the adjacent Sefton-Small House to Fred W. and Dorothy A. Walton. Throughout the latter part of the twentieth century, she maintained the building at 167 Green Street as apartments. It was purchased in October 2002 by the current owner, 167 Green Street LLC, a holding company for Ronald Hollander. The building continues to provide four apartments.

Chain of Title for 167 Green Street

1718:	James Stoddert surveyed for Amos Garrett
April 4, 1735:	Heirs of Amos Garrett to Dr. Charles Carroll Provincial Court Records Liber RD 2 Folio 311 Provincial Court Records Liber RD 3 Folio 76
February 20, 1752:	Green Street laid out by Dr. Charles Carroll
September 29, 1755:	Dr. Charles Carroll devised to Charles Carroll the Barrister

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-511

Elizabeth G. Caldwell House, 167 Green Street, Annapolis, Maryland
Continuation Sheet

Number 8 Page 8

March 23, 1783:	Charles Carroll the Barrister devised to Nicholas Maccubbin Carroll (nephew, name changed) Will Records of Anne Arundel County Liber WB 3 Folio 503
March 7, 1785:	Nicholas Maccubbin Carroll leased to William Sefton 99 year lease Land Records of Anne Arundel County Liber NH 2 Folio 175
May 7, 1785:	William Sefton to Charlotte Small Transfer of Lease, finalized January 5, 1788 Land Records of Anne Arundel County Liber NH 3 Folio 171
November 11, 1793:	Charlotte Small devised lease to Francis Asbury
September 28, 1812:	Nicholas Maccubbin Carroll to Ann Carroll Mason and William T.T. Mason Chancery Court Papers 1213 (final decree 1815)
June 27, 1831:	William T.T. Mason to Dennis Claude, Jr. Land Records of Anne Arundel County Liber WSG 16 Folio 283
June 28, 1864:	Elizabeth G. Claude, administratrix for Dennis Claude, Jr., to David S. Caldwell Land Records of Anne Arundel County Liber NHG 12 Folio 349
June 29, 1864:	David S. Caldwell to Juliet Murdock Land Records of Anne Arundel County Liber NHG 12 Folio 350
December 15, 1885:	Juliet Murdock to Margaret A. and Charles H. Dexter Land Records of Anne Arundel County Liber SH 27 Folio 133
October 7, 1902:	Margaret A. and Charles H. Dexter to Julia M. Tisdale Land Records of Anne Arundel County Liber GW 27 Folio 196
July 28, 1926:	Julia M. Tisdale, widow, to Raymond L. Moss and William Martin Brady Land Records of Anne Arundel County Liber WMB 16 Folio 109

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-511

Elizabeth G. Caldwell House, 167 Green Street, Annapolis, Maryland
Continuation Sheet

Number 8 Page 9

September 9, 1926:	Amos A. and Eleanor E.H. Henry to Raymond L. Moss and William Martin Brady Three-foot alley right-of-way Land Records of Anne Arundel County Liber WMB 22 Folio 34
November 4, 1929:	Raymond L. Moss mortgage to Inez Moss Land Records of Anne Arundel County Liber FSR 61 Folio 404
November 4, 1929:	William Martin Brady to Raymond L. Moss Land Records of Anne Arundel County Liber FSR 61 Folio 409
March 24, 1942:	Eugene P. Childs, Trustee for estate of Raymond L. Moss, to Clarence and Ella Fouche Equity Case: 6275 Land Records of Anne Arundel County Liber JHH 258 Folio 266
June 11, 1953:	Clarence and Ella Fouche to Louise M. Strauss and LeRoy Bald, Trustees Land Records of Anne Arundel County Liber JHH 770 Folio 436
May 10, 1959:	Louise M. Strauss and LeRoy Bald, Trustees to Ella N. Fouche, widow Land Records of Anne Arundel County Liber GTC 1297 Folio 100
December 7, 1965:	Ella N. Fouche, widow, to Luciene R. Pfefferkorn Land Records of Anne Arundel County Liber 1929 Folio 256
October 21, 2002:	Luciene R. Pfefferkorn to 167 Green Street LLC Land Records of Anne Arundel County Liber 12045 Folio 696

9. Major Bibliographical References

Inventory No. AA-511

Letter from Isabel S. Cunningham, Archives Committee, Calvary United Methodist Church in Annapolis, to Charles Weikel. January 5, 2005. Letter in the possession of Charles Weikel, 169 Green Street, Annapolis, Maryland.
McIntire, Robert Harry. *Annapolis Maryland Families*. Baltimore, Maryland: Gateway Press, Inc., 1980.
Risjord, Norman K. *Builders of Annapolis: Enterprise and Politics in a Colonial Capital*. Baltimore, Maryland: Maryland Historical Society, 1997.
Papenfuss, Edward. *In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1763-1805.*, Baltimore, Maryland: The Johns Hopkins University Press, 1975.

10. Geographical Data

Acreage of surveyed property	0.073
Acreage of historical setting	0.073
Quadrangle name	Annapolis

Quadrangle scale: 1:24000

Verbal boundary description and justification

The property at 167 Green Street has been historically associated with Parcel 797 as noted on Tax Map 52A since the structure was constructed between circa 1834 and 1844 as a single-family dwelling. Parcels 796 and 797 were historically one lot, initially improved between 1785 and 1788 by the construction of the original wood-frame structure located at 169 Green Street (AA-513), now Parcel 796. The dwelling was moved from the rear of 167 Green Street to 169 Green Street between 1885 and 1891. The current building at 167 Green Street, which is now Parcel 797, was renovated to serve as apartments circa 1942.

11. Form Prepared by

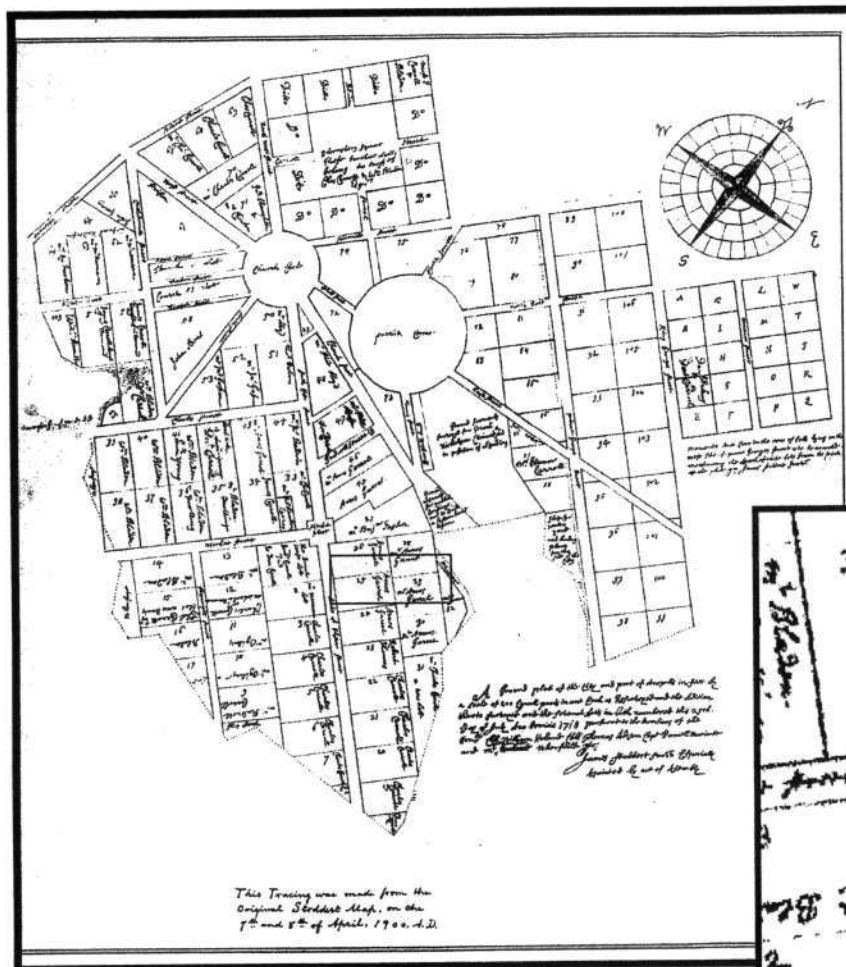
name/title	Laura V. Trieschmann, Senior Architectural Historian		
organization	EHT Traceries, Inc.	date	May 20, 2006
street & number	1121 Fifth Street, N.W.	telephone	202/393-1199
city or town	Washington	state	D.C.

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

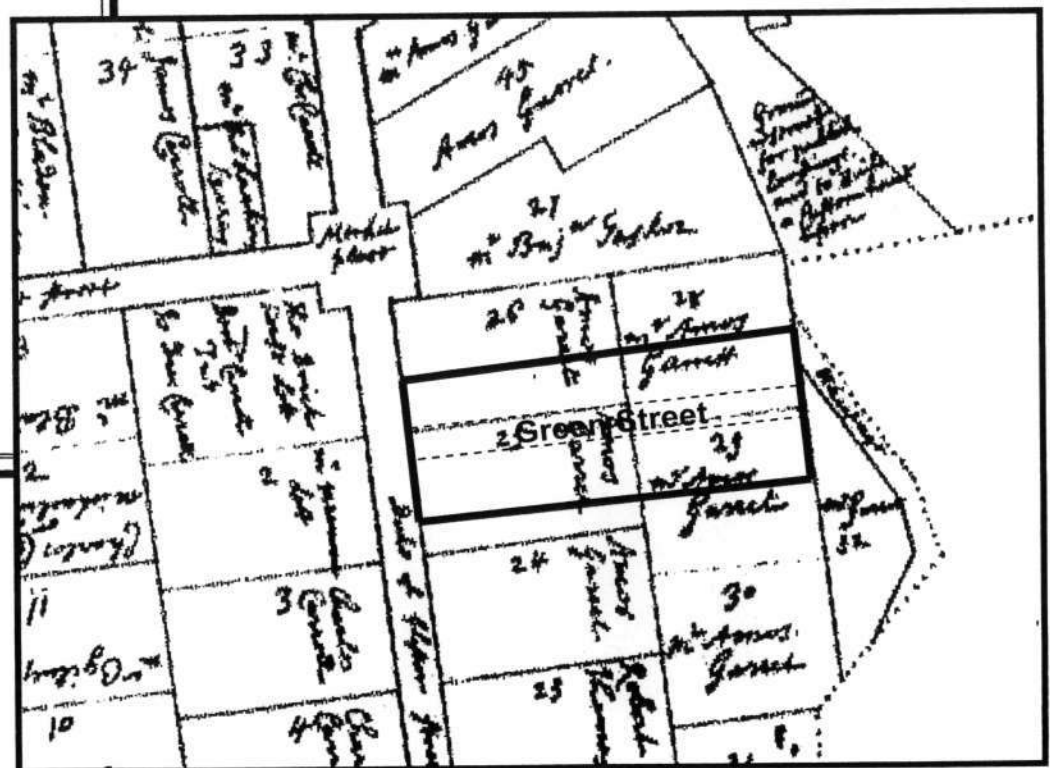
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

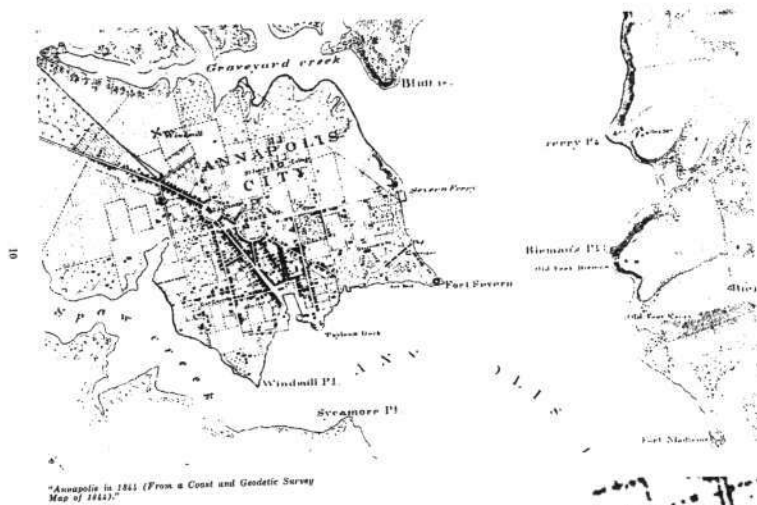
Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



City of Annapolis James Stoddert Map, 1718



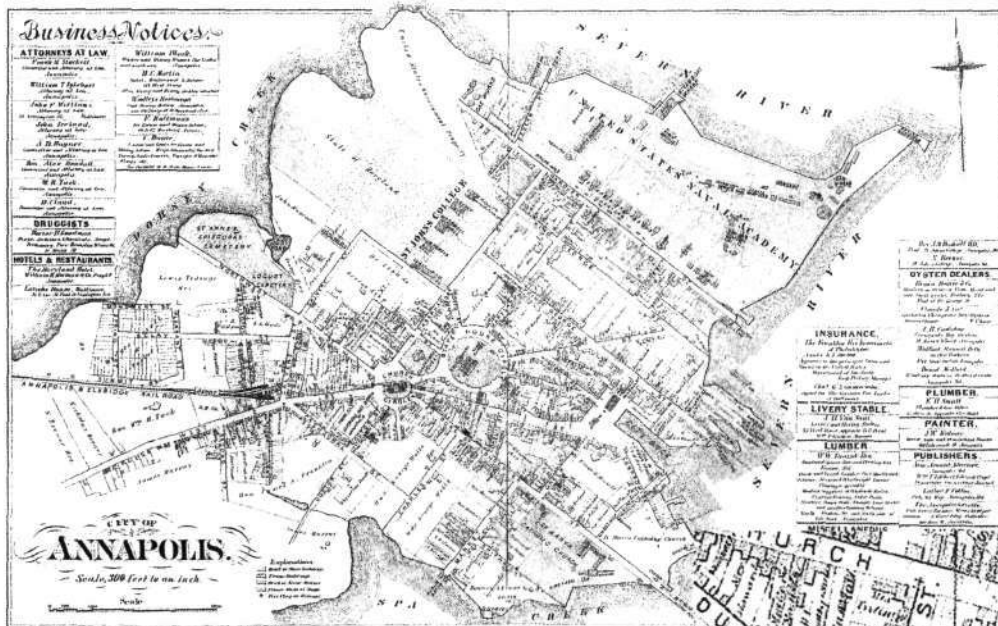
City of Annapolis Coast and Geodetic Map, 1844



"Annapolis in 1844. (From a Coast and Geodetic Survey Map of 1844)."

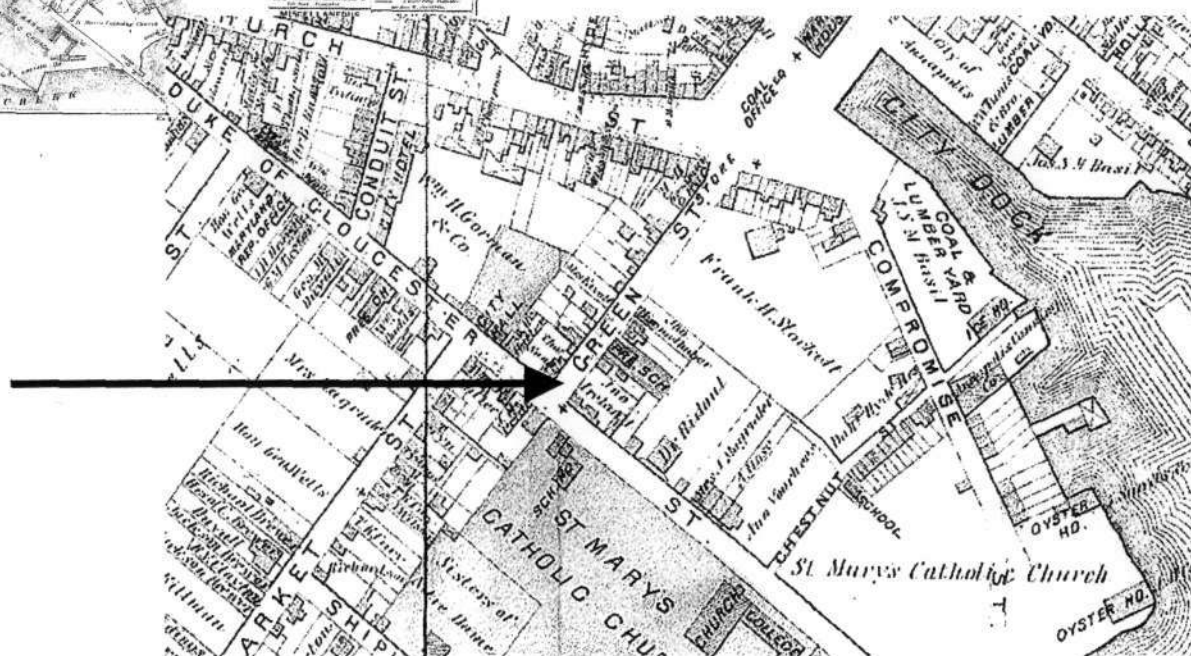
Green Street





City of Annapolis G.M. Hopkins, 1878

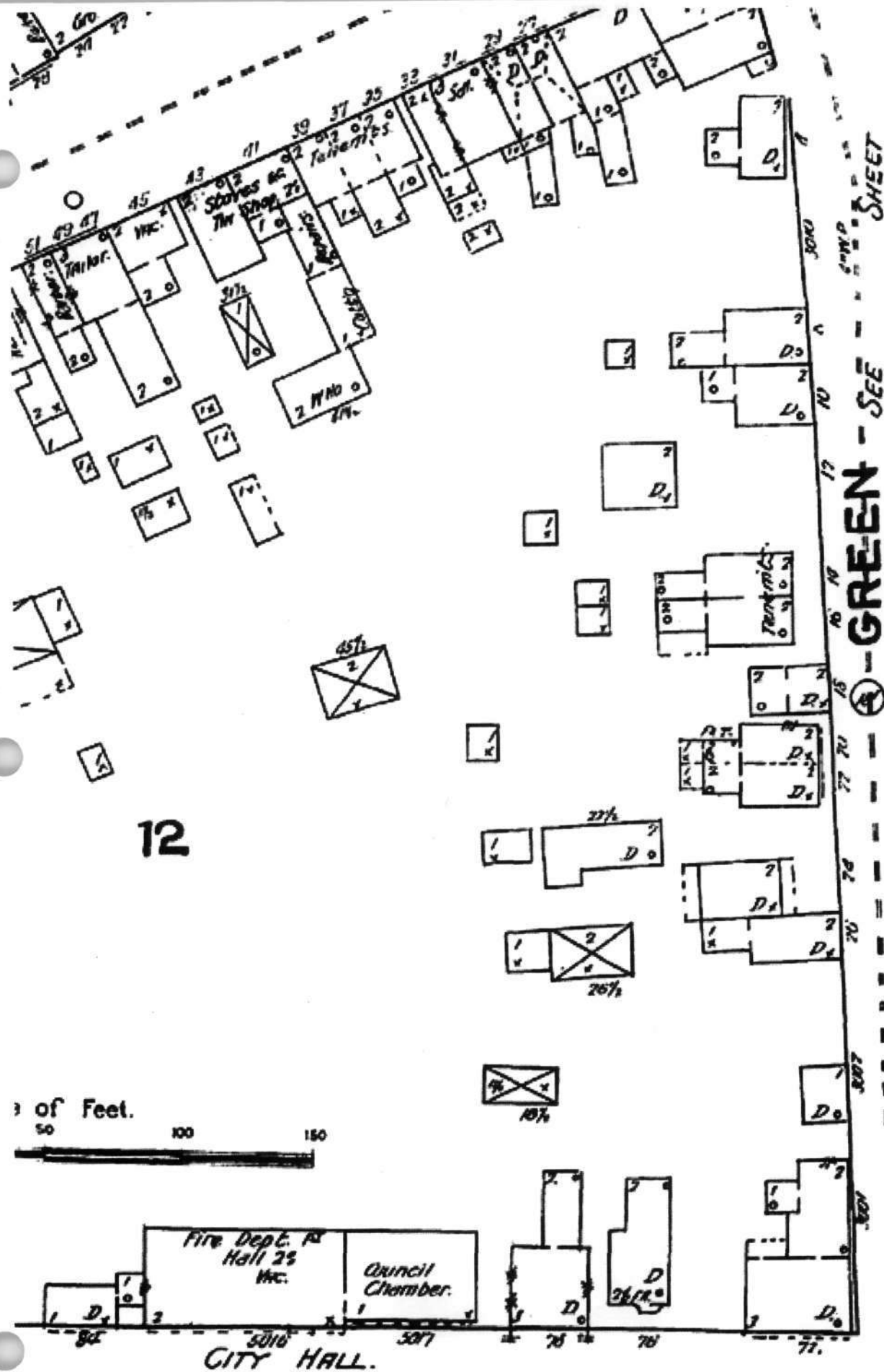
Green Street



AA-571

854





of Feet.

50

100

SEA

Fire Dept.
Hall 2
Mc.

*Council
Chamber.*

⁵⁰¹⁶
CITY HALL.

GREEN - SEE - SHEET

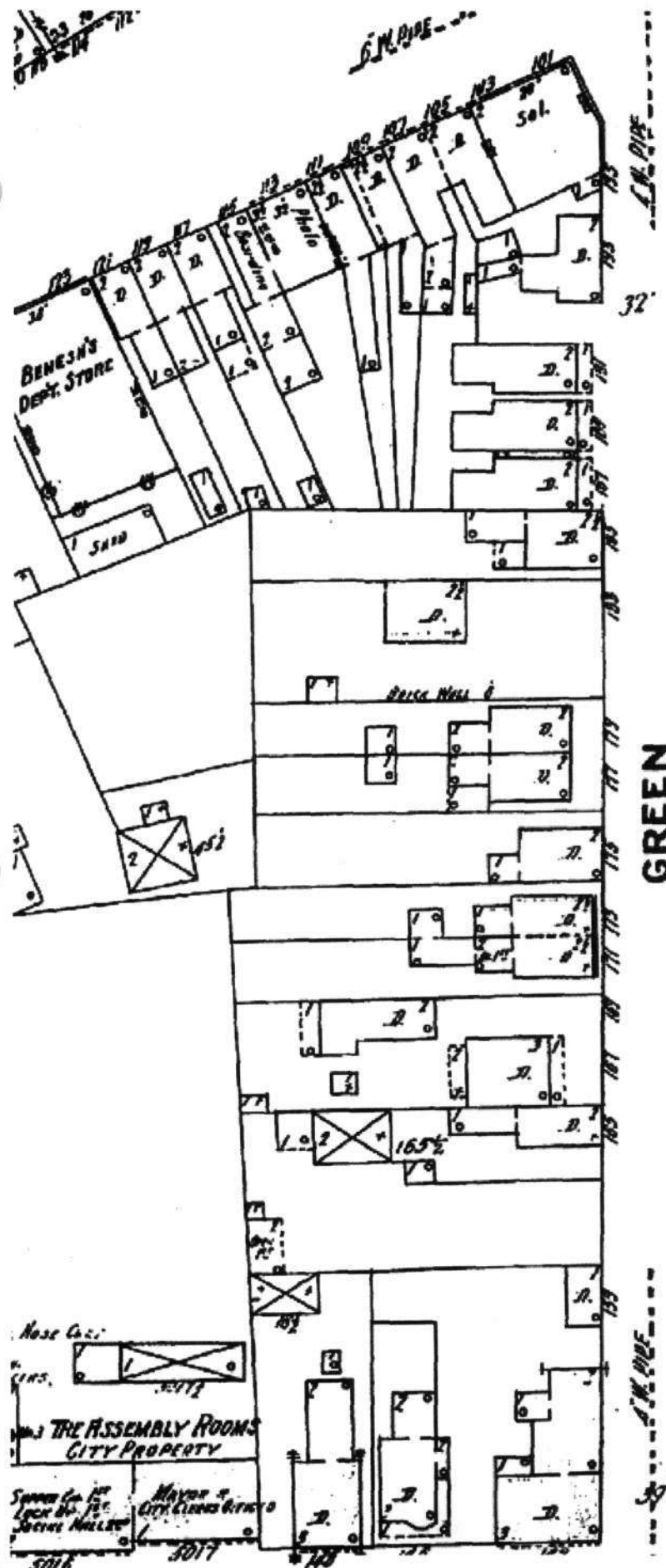
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SANBORN FIRE INSURANCE MAP, 1897
VOLUME 8

[illegible]

150

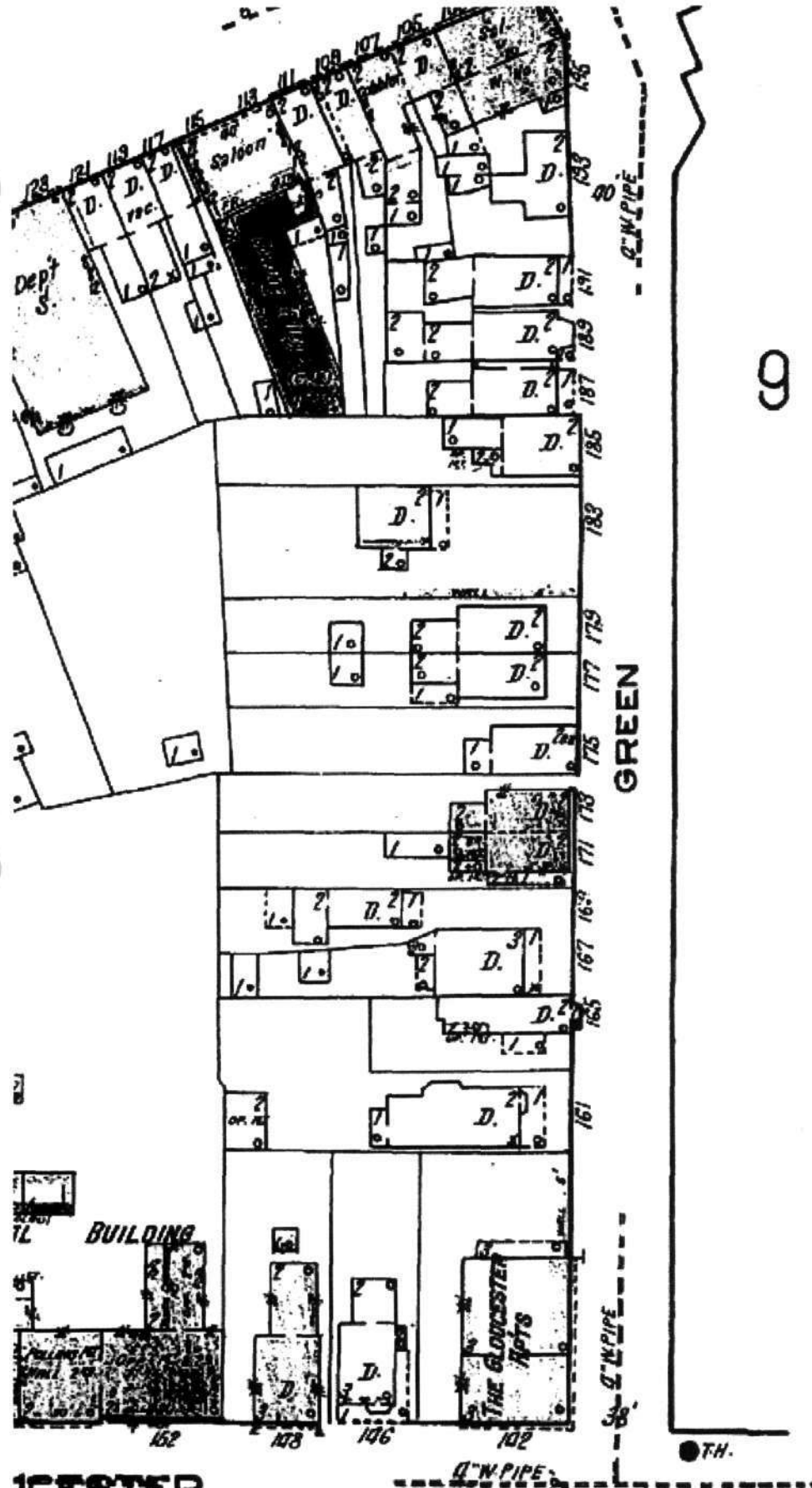
AA-511



SANBORN FIRE INSURANCE MAP, 1908
VOLUME 10

SANBORN FIRE INSURANCE MAP, 1913
VOLUME 7

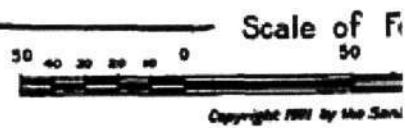
AA-571



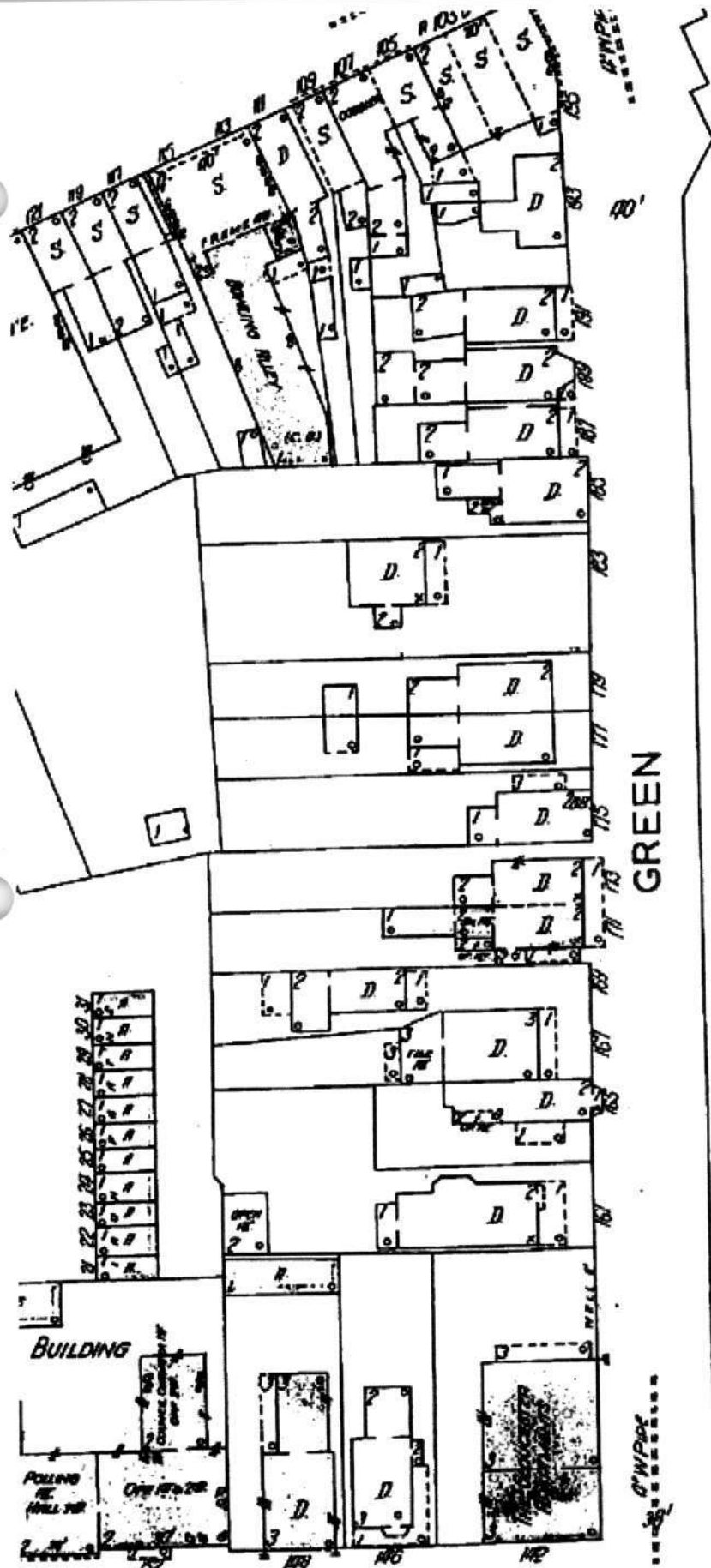
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ICESTER

MARKET ST.



SANBORN FIRE INSURANCE MAP, 1921
VOLUME 8



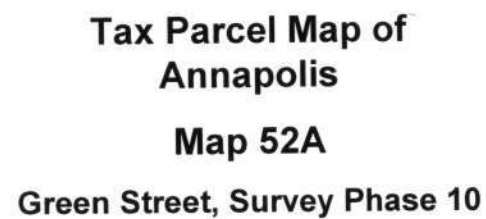
ICESTER

SANBORN FIRE INSURANCE MAP, 1930
VOLUME 8

MARKET ST.

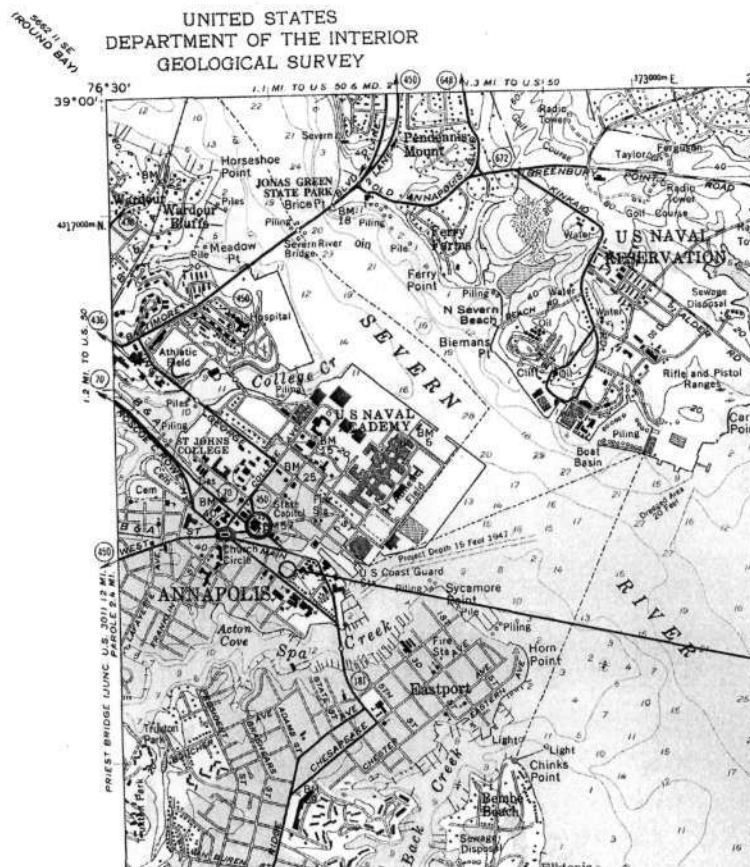
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SANBORN FIRE INSURANCE MAP, 1959 UPDATED
VOLUME 8



167 Green Street,
AA-511

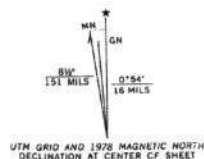
Parcel 797



USGS Quadrangle Map
Annapolis, Anne Arundel County
Green Street, Survey Phase 10

July 2006

167 Green Street, AA-511
Annapolis, Maryland



Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1977 and other source data. This information not field checked. Map edited 1978. Boundary lines shown in purple compiled from latest information available from the controlling authority.

ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt - - - - -
○ U. S. Route ○ State Route

ANAPOLIS, MD.

38076-H4-TF-024

1957
PHOTOREVISED 1978
DMA 5761 IV NW—SERIES V633



AA-511

167 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

JANUARY 2006

MARYLAND SHPO

SE ELEVATION LOOKING NORTHWEST

1 OF 5



AA-511

107 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

JANUARY 2006

MARYLAND SHPO

NE ELEVATION LOOKING WEST

2 OF 5



AA-511

167 GREEN STREET
ANNAPOLIS, MARYLAND
TRACERIES

JANUARY 2006

MARYLAND SHPO

NORTHWEST ELEVATION LOOKING SOUTH

3 OF 5



AA-511
167 GREEN STREET
ANNAPOLIS, MARYLAND
TRACERIES

JANUARY 2006

MARYLAND SHPO

NW ELEVATION LOOKING SOUTH

4 OF 5



AA-511

167 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

MARCH 2006

MARYLAND SHPO

SW ELEVATION LOOKING NORTHEAST

5 OF 5

MARYLAND HISTORICAL TRUST
21 STATE CIRCLE
SHAW HOUSE
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER: AA 511

NEGATIVE FILE NUMBER:

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: SF Res

ORIGINAL USE: SF Res

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent () Good (X)
Fair () Poor: ()

THEME:

STYLE: Federal

DATE BUILT: c.1800

COUNTY: Anne Arundel

TOWN: Annapolis

LOCATION: 167 Green Street

COMMON NAME:

FUNCTIONAL TYPE: Res Map 32 Par 299

OWNER: Wm. & L. Pfefferkorn

ADDRESS: 343 Dewey Drive
Annapolis, MD 21401

ACCESSIBILITY TO PUBLIC:

Yes (X) No () Restricted ()

LEVEL OF SIGNIFICANCE:

Local (X) State () National ()

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone () Brick (X) Concrete () Concrete Block ()
2. Wall Structure
 - A. Wood Frame: Post and Beam () Balloon (X)
 - B. Wood Bearing Masonry: Brick () Stone () Concrete () Concrete Block ()
 - C. Iron () D. Steel () E. Other:
3. Wall Covering: Clapboard () Board and Batten () Wood Shingle (X) Shiplap ()
Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
Brick Veneer () Stone Veneer () Asbestos Shingle ()
Bonding Pattern: Other:
4. Roof Structure
 - A. Truss: Wood (X) Iron () Steel () Concrete ()
 - B. Other:
5. Roof Covering: Slate () Wood Shingle () Asphalt Shingle () Sheet Metal (X)
Built Up () Rolled () Tile () Other:
6. Engineering Structure:
7. Other:

Appendages: Porches (X) Towers () Cupolas () Dormers (X) Chimneys (X) Sheds () Ells (X)
Wings () Other:

Roof Style: Gable (X) Hip () Shed () Flat () Mansard () Gambrel () Jerkinhead ()
Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front ()
Other:

Number of Stories: 3 1/2

Number of Bays: 3

Approximate Dimensions: 25 x 50

Entrance Location: Right

THREAT TO STRUCTURE:

No Threat (X) Zoning () Roads ()
Development () Deterioration ()
Alteration () Other:

LOCAL ATTITUDES:

Positive () Negative ()
Mixed () Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-511

Gabled dormers with returns, simple boxed cornice behind three-story full width porch; good end wall chimney; molded window and door caps, door at second floor transom lit; porch on turned columns.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Large version of Vernacular Annapolis Federal, with excellent three-story porch, rare if not unique in Annapolis. Set back on site; critical to streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane() Woodland() Scattered Buildings()
 Moderately Built Up() Densely Built Up()
 Residential() Commercial()
 Agricultural() Industrial()
 Roadside Strip Development()
 Other:

RECORDED BY:

Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



AA 571
ANNAPOLIS HIST. DIST.

0 50 100 200 300 400 500
SCALE IN FEET



✓ PHOTOGRAPH BY
WILLIAM D. MORGAN

167 Green St
Jill 1/20/67



167 Green

AA S11

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SE Elevation/camera facing NW